



City of Kalamazoo, MI Quarterly Report #13
Gwendolyn Massenburg to: kemmere, hattonm, hattonm

01/28/2010 03:20 PM

From: Gwendolyn Massenburg/R5/USEPA/US
To: kemmere@kalamazoocity.org, hattonm@kalamazoocity.org, hattonm@kalamazoocity.org

Dear City of Kalamazoo:

I am writing to inform you that I have reviewed the subjects' Quarterly Report #16 for BF-00E03401-1 (Hazardous Substances Assessments), and I have no comments to add to the report.

Feel free to contact me if you have any questions or need additional information.

Sincerely,

Gwendolyn S. Massenburg
Brownfields Coordinator
U. S. EPA (SM-7J)
77 W. Jackson Blvd.
Chicago, IL 60604
massenburg.gwendolyn@epa.gov
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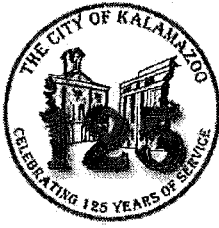
**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
BROWNFIELD ASSESSMENT PROJECT
HAZARDOUS MATERIALS
QUARTERLY PROGRESS REPORT**

QUARTERLY REPORT NO. 13

**REPORTING PERIOD
October 1, 2009 THROUGH December 31, 2009**

**CITY OF KALAMAZOO, MICHIGAN
COOPERATIVE AGREEMENT NO. BF-00E03401-0**

January 28, 2010



CITY OF KALAMAZOO

241 W. South Street
Kalamazoo, MI 49007
www.kalamazoo-city.org

January 27, 2010

Ms. Gwendolyn S. Massenburg
Brownfields Project Manager
United States Environmental Protection Agency
Region V
77 West Jackson Boulevard – SR-6J
Chicago, IL 60604

Recipient: City of Kalamazoo
Project Title: BROWNFIELDS ASSESSMENT
Re: Cooperative Agreement No. BF-00E03401-0
U.S. EPA Brownfields
Date Submitted: Thursday, January 28, 2010
Report No.: Quarterly Report #13

Dear Ms. Massenburg:

On behalf of the City of Kalamazoo, I am submitting Quarterly Report #13 to cover the period between October 1, 2009 and December 31, 2009. If you have any questions or comments, please do not hesitate to call.

Sincerely,

Eric Kemmer
Redevelopment Coordinator
City of Kalamazoo

Enclosure

C: Mr. Jerome Kisscorni, Executive Director Economic Development Corporation
Mr. Marc Hatton, Redevelopment Project Manager
Ms. Keary Cragan, USEPA Region V

4.0 BROWNFIELDS PROGRAM MEASURES OF SUCCESS

4.1 Measures of Success – Program Indicators

The impact of the City of Kalamazoo's Brownfield Redevelopment Initiative (BRI) program has often been reported but includes over **\$176 million** leveraged from private sources, generating more than **1,375 jobs** created and/or retained and an estimated \$2,000,000 in annual new taxes to the city and the transformation of over **138 acres**. The success of the BRI program is a direct tribute to the efforts of city administration & staff, environmental consultants, Michigan Department of Environmental Quality, U.S. Environmental Protection Agency staff, U.S. Department of Commerce (Economic Development Administration) staff, progressive lending institutions, pioneer redevelopers and committed elected local officials. The investment numbers above do not include grants or in-kind services from local, state and federal sources (over **\$41 million**). These numbers will be refined as they occur.

4.2 Measures of Success – Grant Specific Indicators

- Two QAPP's submitted to EPA for review, both approved.
- Conducted first community outreach event.
- Created Storm water management guidelines and concepts for River West site to guide site redevelopment.
- Completed field work, research, and laboratory analyses for Phase I/II Site Assessment, background analysis for metals, and cleanup strategy through confirmatory (perimeter) sampling of impacted area for the former Mead Corporation property.
- Completed Phase I Environmental Site Assessments for seven sites including the former DeKreek, Wayside/Franklin, 838 Gull, former Panelyte, 105 E. Michigan Ave., 418 S. Rose Street and 838 Gull Street properties.
- Completed Phase I and II ESAs, a BEAs and a Due Care Plans for the former Superior Cleaners property and the vacant railroad ROW properties.

3.0 BUDGET STATUS

City of Kalamazoo Brownfields Assessment Grant Expenditure Table Grant Award Amount: \$200,000

Site/Activity	Current Approved Budget and Funds Encumbered	Costs incurred this Quarter	Costs Incurred to Date	Total Remaining Funds
QAPP (1)	\$2,500		\$2,500.00	\$197,500
QAPP (2)	\$3,500		\$3,500.00	\$194,000
OSHA Training	\$600		\$600.00	\$193,400
Canoe Lease	\$340		\$340.00	\$193,060
River West / Sustainable Reuse Planning	\$9,300		\$9,300.00	\$183,760
Wayside/Franklin Valley / Phase I ESA	\$3,283.50		\$3,283.50	\$180,476.5
Former Mead Corp / Phase I/II ESA	\$23,414.02		\$23,414.02	\$157,062.48
Former DeKreek Lumber / Phase I ESA	\$2,159		\$2,159.00	\$154,903.48
Brownfields 2008 Expenses	\$1,961.28		\$1,961.28	\$152,942.20
Student Intern Payroll	\$3,169.20		\$3,169.20	\$149,773
418 S. Rose Street / Phase I ESA	\$2,300		\$2,300.00	\$147,473
Former Superior Cleaners / Phase I/II ESA, BEA, Due Care Plan	\$16,021.07		\$16,021.07	\$131,451.93
Former Panelyte / Phase I/II, BEA, Due Care	\$56,650	\$33,507.97	\$54,356.97	\$77,094.96
505 and 510 East North Street Phase I/II, BEA, Due Care	\$12,406.74		\$12,406.74	\$64,688.22
Laptop Computer Purchase	\$1,006.61		\$1,006.61	\$63,681.61
838 Gull Street Phase I ESA	\$2,400		\$2,400.00	\$61,281.61
105 East Michigan Ave / Phase I/II, BEA, Due Care, Asbestos Survey	\$24,350	\$20,000	\$20,000.00	\$41,281.61
Brownfields 2009 Expenses	\$4,370.09	\$370.09	\$4,370.09	\$36,911.52
610 S. Burdick Street	\$5,950		\$0.00	\$36,911.52
TOTAL	\$175,681.51	\$53,878.06	\$163,088.48	\$36,911.52

1.0 PROGRESS AT MEETING PROJECT OBJECTIVES

1.1 Activities During the Reporting Period

- 105 East Michigan Avenue property – Phase II ESA field investigation was completed for the property. In addition, a draft Phase II ESA report was completed.
- Former Panelyte property – Phase II ESA field investigation was completed for the property located at 2403 South Burdick Street.
- City of Kalamazoo staff attended the Brownfields 2009 conference in November.

1.2 Problems Encountered/Assistance Needed

- None

1.3 Deliverables/Work Products

- None

2.0 PROJECT MILESTONES

2.1 General Milestones Achieved

- Phase II ESA field investigation was completed for the former Panelyte property.
- Phase II ESA field investigation and draft report was completed for the 105 East Michigan Avenue property.
- City staff attended the Brownfields 2009 conference in November.

2.2 Site-Specific Milestones

- None

2.3 Activities Planned for Next Quarter

Current planned activities for next quarter (January 1, 2010 through March 31, 2010) include completing Phase II ESAs, BEAs and Due Care Plan reports for the former Panelyte and 105 East Michigan Avenue properties. Proposed new projects for the next quarter include asbestos survey activities at the 610 South Burdick Street property.